



HENRY COUNTY ZONING ADVISORY BOARD

COUNTY AT LARGE
Dawn Randolph

DISTRICT I
Don Veum

DISTRICT II
Delander Nelson

DISTRICT III
James F. Risher

DISTRICT IV
Robert Kolpak

DISTRICT V
Kevin Richardson

ZAB MEETING AGENDA



**Henry County Government
Administration
140 Henry Parkway McDonough, GA
30253**

**Phone: 770-288-6000
Website: www.henrycountyga.gov**

Zoning Advisory Board Members

Dawn Randolph, (Chair) County at Large
Delander Nelson, (Vice Chair), District II
Don Veum, District I
James Risher, District III
Robert Kolpak, District IV
Kevin Richardson, District V



Henry County Government

140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycountyga.gov

Henry County Zoning Advisory Board

6:30 PM, Thursday, March 13, 2025

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE AGENDA

IV. PLANNING STAFF COMMENTS

- A. The following items have previously been advertised and have been withdrawn by the applicant:

VR-23-20

North Ola Land Holdings, LLC of Stockbridge, GA requests a variance for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 115.08 +/- acres, and the request is for relief from the Highway Corridor Overlay District requirements. **District 3**

V. VARIANCES

VI. CONDITIONAL USE

A. CU-24-04

Angela Hannan of Hampton, GA requests a conditional use for property located at 2063 Panola Road in Lands Lot 188 and 197 of the 12th District. The property consists of 5.76 +/- acres, and the request is for a group home. **District 2** (Presented by Heidy Liahut, Planner I)

B. CU-24-10

A1 Home Builders, Inc. of Franklin, TN requests a conditional use for property located on New Hope Road in Land Lots 237 and 244 of the 8th District. The property consists of 144.18 +/- acres, and the request is for a single-family residential conservation subdivision. **District 1** (Presenter: Heidy Liahut, Planner I)

VII. REZONING

A. RZ-24-19

Arrowhead Real Estate Partners, LLC of Norcross, GA requests a rezoning from C-3 (Highway Commercial) to RM (Residential Multifamily) for property located north of Highway 20/81 West, and east of McDonough Parkway in Land Lot 157 of the 7th District. The property consists of 22.19 +/- acres and the request is for a townhome development. **District 5**

VIII. COMPREHENSIVE PLAN AMENDMENT

IX. UNIFIED LAND DEVELOPMENT CODE AMENDMENT

X. ASSOCIATED CASES

A. RZ-24-30

Tim Broyles of Jackson, GA requests a rezoning from RA (Residential-Agricultural) to C-3 (Highway Commercial) for property at 8 Old South Ola Road in Land Lot 145 of the 7th District. The property consists of 0.543 +/- acres and the request is for a commercial office. **District 1**

VR-24-17

Tim Broyles of Jackson, GA requests a variance for property at 8 Old South Ola Road in Land Lot 145 of the 7th District. The property consists of 0.543 +/- acres and the request is for relief from Highway Corridor Overlay District and development standards. **District 1**

B. COMP-AM-25-01

DR Horton of Conyers, GA requests an amendment to the Comprehensive Plan for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is to amend the Future Land Use Map designation from Medium Density Suburban Residential to Low Density

Suburban Residential. **District 5**

RZ-24-16

DR Horton of Conyers, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single-Family Residence) for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is for a single-family subdivision on septic. **District 5**

C. **RZ-23-18**

North Ola Land Holdings, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 115.08 +/- acres, and the request is for a mixed use development. **District 3**

VR-23-20

~~North Ola Land Holdings, LLC of Stockbridge, GA requests a variance for property located to the northwest of the intersection of Highway 81 and North Ola Road in Land Lot 145 of the 7th District. The property consists of 115.08 +/- acres, and the request is for relief from the Highway Corridor Overlay District requirements. **District 3**~~

D. **COMP-AM-24-03**

Liberty Communities, LLC of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located on Highway 81 West, east of Highway 19/41 in Land Lot 197 of the 6th District. The property consists of 38.84 +/- acres and the request is to amend the Future Land Use Map designation from Low Density Mixed Use and Medium Density Suburban Residential to High Density Suburban Residential. **District 5**

RZ-24-12

Liberty Communities, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to RS (Residential Suburban) for property located on Highway 81 West, east of Highway 19/41 in Land Lot 197 of the 6th District. The property consists of 89.16 +/- acres and the request is for a single-family detached and townhome development. **District 5**